



**Board of Commissioners of Cook County  
Minutes of the Asset Management Committee**

**Wednesday, February 20, 2019**

**11:30 AM**

**Cook County Building, Board Room  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Moore, Anaya, Britton, Morrison, Morrison, Silvestri and Sims (7)

**Absent:** Arroyo and Deer (2)

**PUBLIC TESTIMONY**

**Chairman Moore asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code.**

George Blakemore

[19-1887](#)

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 11/14/2018

**A motion was made by Commissioner Silvestri, seconded by Commissioner Morrison, to approve 19-1887. The motion carried by the following vote:**

**Ayes:** Moore, Anaya, Britton, Morrison, Morrison, Silvestri and Sims (7)

**Absent:** Arroyo and Deer (2)

[19-1074](#)

**Presented by:** EARL MANNING, Director, Office of Capital Planning and Policy

**PROPOSED CONTRACT**

**Department(s):** Capital Planning and Policy

**Vendor:** Various Vendors (See “Summary” Below)

**Request:** Authorization for the Chief Procurement Officer to enter into and execute

**Good(s) or Service(s):** Architectural and Engineering Services

**Contract Value:** \$30,000,000.00

**Contract period:** 3/1/2019-2/28/2022, with two (2), one (1), year renewal options

**Potential Fiscal Year Budget Impact:** FY19 \$10,000,000.00 FY20 \$10,000,000.00 FY21 \$10,000,000.00

**Accounts:** Capital Improvement Program-580

**Contract Number(s):** Multiple (See “Summary” Below)

**Concurrences:**

The vendors have met the Minority-and Women-owned Business Enterprise Ordinance via direct participation.

The Chief Procurement Officer Concurs.

**Summary:** These contracts provide for Architectural and Engineering (A/E) services for the Department of Capital Planning and Policy. A/E services will be requested as a task order on an as-needed basis. The use of the task order process will expedite the engagement of multiple projects simultaneously. The assignment of the projects will be distributed equitably amongst the selected vendors. The County is under no obligation to expend the amount requested, and is only obligated to pay the vendors when the work is completed.

RFQ procedures were followed in accordance with the Cook County Procurement Code. The vendors listed below were selected based on the established evaluation criteria.

<b>Contract Number(s)</b>	<b>Vendor</b>	<b>Amount</b>
1855-17357A	Bauer Latoza Studio, Ltd.	\$5,000,000.00
1855-17357B	KOO, LLC	\$5,000,000.00
1855-17357C	Moreno Architects, Ltd. dba JGMA	\$5,000,000.00
1885-17487A	Studio AH, LLC, dba HPZS	\$5,000,000.00
1885-17487B	JLK Architects	\$5,000,000.00
1885-17487C	EXP U.S. Services, Inc.	\$5,000,000.00

Totals \$30,000,000.00

**A motion was made by Commissioner Silvestri, seconded by Commissioner Anaya, to recommend for deferral 19-1074. The motion carried by the following vote:**

**Ayes:** Moore, Anaya, Britton, Morrison, Morrison, Silvestri and Sims (7)

**Absent:** Arroyo and Deer (2)

[19-1171](#)

**Presented by:** JESSICA CAFFREY, Director, Real Estate Management Division

#### **PROPOSED EXECUTIVE SESSION**

**Department:** Department of Real Estate Management

**Purpose of Executive Session:** A closed meeting is requested, pursuant to an exception to the Open Meetings Act, 5 ILCS 120/2(c)(6). The closed session is being requested to discuss at a meeting of the Asset Management Committee the potential conveyance of County property for redevelopment.

**A motion was made by Commissioner Britton, seconded by Commissioner Morrison, to recommend for approval 19-1171. Move that certain county owned property be declared as surplus property and convey by quit claim deed to Joseph Rosenthal The motion carried by the following vote:**

**Ayes:** Moore, Anaya, Britton, Morrison, Morrison, Silvestri and Sims (7)

**Absent:** Arroyo and Deer (2)

[19-1358](#)

**Sponsored by:** STANLEY MOORE, Cook County Board Of Commissioners

#### **PROPOSED RESOLUTION**

**REQUESTING A HEARING OF THE ASSET MANAGEMENT COMMITTEE TO DISCUSS THE STATUS OF VARIOUS PROJECTS AND PROGRAMS RUN BY THE BUREAU OF ASSET MANAGEMENT**

**WHEREAS,** the County has established an asset management steering committee to monitor the real estate projects and programs of the Bureau of Asset Management; and

**WHEREAS,** the Bureau of Asset Management is primarily responsible for the oversight of Cook

County's Real Estate Department, Facilities Management Department, and Capital Planning Department; and

**WHEREAS**, Real Estate Department is responsible for the 19 million square feet of owned, operated, and leased Cook County properties; and

**WHEREAS**, Facilities Management Department is responsible for the maintenance and upkeep of all owned and operated Cook County properties; and

**WHEREAS**, Capital Planning Department is responsible for the design and construction of all owned and operated Cook County properties; and

**WHEREAS**, the Bureau of Asset Management maintains the Green Building Program to make the County buildings' more energy, water, and waste efficient through smart technology; and

**WHEREAS**, the Bureau of Asset Management strives to maintain the County's use of real estate through square foot reduction, consolidating warehouses, and making vacant space available to lease; and

**WHEREAS**, the Bureau of Asset Management works with architecture and construction companies to design, construct, and modify new and existing County buildings; and

**WHEREAS**, the Bureau of Asset Management strives to build equitable and sustainable communities for all residents; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cook County Board of Commissioners does hereby request regular scheduled meetings of the Asset Management Committee to be convened to discuss the operations of projects and programs managed by the Bureau of Asset Management; and

**BE IT FURTHER RESOLVED**, that the Bureau Chief or her designated staff person appear before the Committee and be prepared to update the Committee on the Bureau of Asset Management's projects, programs, and Capital Improvement Programs.

**A motion was made by Commissioner Silvestri, seconded by Commissioner Britton, to recommend for deferral 19-1358. The motion carried by the following vote:**

**Ayes:** Moore, Anaya, Britton, Morrison, Morrison, Silvestri and Sims (7)

**Absent:** Arroyo and Deer (2)

#### **ADJOURNMENT**

**A motion was made by Commissioner Silvestri, seconded by Commissioner Sims, to adjourn**

the meeting. The motion carried by the following vote:

**Ayes:** Moore, Anaya, Britton, Morrison, Morrison, Silvestri and Sims (7)

**Absent:** Arroyo and Deer (2)

Respectfully submitted,



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Chairman



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Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.